

Case No. \_\_\_\_\_

Court Date: \_\_\_\_\_ @ \_\_\_\_\_

I hereby acknowledge the court date and understand if the plaintiff fails to appear; the case may be **Dismissed for Want of Prosecution**

X \_\_\_\_\_

\_\_\_\_\_  
PLAINTIFF/ LANDLORD

v.

\_\_\_\_\_  
DEFENDANT/ TENANT #1

\_\_\_\_\_  
DEFENDANT/ TENANT #2  
*(If applicable)*

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IN THE JUSTICE COURT

PRECINCT 1, PLACE 2

DALLAS COUNTY, TEXAS

### PETITION for EVICTION

***(For all addresses, you MUST include Street Address, Unit number, City, State, & Zip Code.)***

Plaintiff, being duly sworn on oath, files this written complaint against the above named Defendant(s) to evict Defendant(s) from Plaintiff's premises, which is located in Justice of the Peace Precinct 1 of Dallas County and which is **described as:** (PLEASE PRINT)

Plaintiff requests service of citation by personal service at the previously described premises or by alternate service, if necessary for an additional fee of \$80.00

Any work or **other known addresses** for the Defendant(s) known to Plaintiff are as follows:

\_\_\_\_\_  
Defendant/Tenant #1

\_\_\_\_\_  
Defendant/Tenant #2

\_\_\_\_\_  
Street Address Unit No. (if any)

\_\_\_\_\_  
City State Zip Code

Gate Code: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

\_\_\_\_\_  
Street Address Unit No. (if any)

\_\_\_\_\_  
City State Zip Code

Phone: (\_\_\_\_) \_\_\_\_\_

**GROUND FOR EVICTION:** Plaintiff alleges the following grounds for eviction: *(choose one)*

**Unpaid rent.** Defendant(s) failed to pay rent for the following time period(s): \_\_\_\_\_ . The amount of rent claimed as of the date of filing is: \$\_\_\_\_\_. Defendant  has or  has not been late/delinquent in paying rent before the month in which notice was given. Defendant's monthly rent is \$\_\_\_\_\_. Plaintiff reserves the right to orally amend the amount at trial to include rent due from the date of filing through the date of trial.

**Other lease violations.** Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows: \_\_\_\_\_.

**Holdover.** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or periodic tenancy, which ended on \_\_\_\_\_, 20\_\_\_\_.

- Squatter.** Defendant(s) never had a right to possess the property and are unlawfully occupying the premises after a demand to surrender possession given on \_\_\_\_\_, 20\_\_\_. Plaintiff  has or  has not attached a Motion for Summary Disposition under Rule 510.10.
- Expiration of Tenancy at Will or by Sufferance.** Defendant(s) had no lease agreement and have failed to vacate the premises after being given a termination notice, if applicable, and a demand to surrender possession given on \_\_\_\_\_, 20\_\_\_.

**PRE-SUIT NOTICE:** Plaintiff has given Defendant(s) a  notice to vacate  notice to pay or vacate (according to Property Code § 24.005(f-3) or (f-4)) and demand for possession. Such notice was delivered on \_\_\_\_\_, 20\_\_\_ by this method: \_\_\_\_\_.

**SUIT FOR RENT:** Plaintiff  does or  does not include a suit for unpaid rent.

**ATTORNEY'S FEES:** Plaintiff  will be or  will not be seeking applicable attorney's fees.

**RELIEF:** Plaintiff requests that Defendant(s) is served with the citation and that Plaintiff is awarded a judgment against Defendant(s) for: possession of the premises, including removal of Defendant(s) and Defendant's possessions from the premises, unpaid rent, if set forth above, attorney's fees if applicable, court costs, and interest on the above sums at the rate stated in the lease, or if not so stated, at the statutory rate for judgments.

I hereby request a jury trial. The fee is \$22 and must be paid at time of request.

**SERVICE BY EMAIL:**

Yes, I would like to receive documents related to this case by email at this email address: \_\_\_\_\_.

No, I do not want to receive any documents by email.

*Defendant/Tenant Information (if known):*

X \_\_\_\_\_  
Signature of Plaintiff/Representative/Attorney

DL # LAST 4 DIGITS \_\_\_\_\_

D.O.B. \_\_\_\_/\_\_\_\_/\_\_\_\_

SEX \_\_\_\_\_

RACE \_\_\_\_\_

LAST 4 OF SS# \_\_\_\_\_

\_\_\_\_\_  
Address of Plaintiff/Representative/Attorney

\_\_\_\_\_  
City State Zip Code

(\_\_\_\_) \_\_\_\_\_  
Phone No. of Plaintiff/Representative/Attorney

**SWORN TO AND SUBSCRIBED** before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_

\_\_\_\_\_  
**CLERK OF THE JUSTICE COURT OR NOTARY**

# JUSTICE COURT CIVIL CASE INFORMATION SHEET

CASE NUMBER (FOR CLERK USE ONLY): \_\_\_\_\_

v. \_\_\_\_\_

PLAINTIFF / LANDLORD

DEFENDANT / TENANT

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery request, response, or supplementation, and it is not admissible at trial.

1. Contact information for person completing case information sheet:		2. Names of parties in case:	
NAME	_____	PLAINTIFF/LANDLORD #1	_____
ADDRESS	_____ (_____) TELEPHONE: _____	PLAINTIFF/LANDLORD #2 (if applicable)	_____
CITY/STATE/ZIP	_____ (_____) FAX _____	DEFENDANT/TENANT #1	_____
EMAIL	_____ ATTY. STATE BAR NO. _____	DEFENDANT/TENANT #2 (if applicable)	_____
SIGNATURE	_____	(Attach additional page as necessary to all parties)	
3. Indicate case type or identify the most important issue in the case (select only 1):			
<input type="checkbox"/> <b>Debt Claim:</b> A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$20,000, excluding statutory interest and court costs but including attorney fees, if any.	<input type="checkbox"/> <b>Eviction:</b> An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be joined with an eviction case if the amount of rent due and unpaid is not more than \$20,000, excluding statutory interest and court costs but including attorney fees, if any.		
<input type="checkbox"/> <b>Repair and Remedy:</b> A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$20,000, excluding statutory interest and court costs but including attorney fees, if any.	<input type="checkbox"/> <b>Small Claims:</b> A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$20,000, excluding statutory interest and court costs but including attorney fees, if any.		

Dallas County Government Center  
Justice of the Peace, Precinct 1, Place 2  
Judge Valencia Nash  
8301 S. Polk Suite 2200  
Dallas, Texas 75232  
Phone: 972-228-2272 Fax: 972-228-2472  
Email: JP12court@dallascounty.org

CAUSE NO. \_\_\_\_\_

\_\_\_\_\_  
VS.  
\_\_\_\_\_

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IN THE JUSTICE OF THE PEACE  
  
PRECINCT 1, PLACE 2  
  
DALLAS COUNTY, TEXAS

**MILITARY STATUS AFFIDAVIT**

Plaintiff, or Plaintiff's representative, being duly sworn on oath deposes and says that, to the best of my knowledge, Defendant(s)

**PLEASE SELECT ONE**

- is not in the military
- is not on active duty in the military
- is not in a foreign country on military service
- is on active duty and/or is subject to the Servicemembers Civil Relief Act of 2003
- has waived his rights under the Servicemembers Civil Relief Act of 2003

**NOTE: Visit the Servicemembers Civil Relief Act (SCRA) website to verify active duty status for an individual at <https://scra-w.dmdc.osd.mil/scra/#/single-record>.**

\_\_\_\_\_  
Plaintiff / Representative

SIGNED AND SWORN TO before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
**NOTARY PUBLIC, STATE OF TEXAS  
OR CLERK OF COURT**

Penalty for making or using a false affidavit – A person who makes or uses an affidavit knowing it to be false, shall be fined as provided in Title 18 United States Code, or imprisoned for not more than one year, or both.